

PLANNING AND ZONING COMMISSION
Tuesday March 12, 2007 – MINUTES – Regular Session

Call to Order: Time In: 7:00 p.m.

The Planning and Zoning Commission of the Village of Canal Winchester met on the above date for a regular session and was called to order by Mr. Christensen.

Roll Call

Present: Mr. Christensen, Mr. Graber, Mr. McCoy, Mr. Vasko and Mr. Wynkoop. Mr. McCoy made a motion to excuse Mr. Harper and Ms. Solomon. Mr. Graber seconded the motion. The motion passed unanimously.

Approval of Minutes

Mr. McCoy made a motion to approve the minutes of the January 9, 2007 regular meeting. Mr. Vasko seconded the motion. The motion passed 4-0-1 with Mr. Wynkoop abstaining.

Mr. McCoy made a motion to approve the minutes of the February 12, 2007 regular meeting with corrections to correct the spelling of Mr. Christensen's name on Page 3. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Public Comment

There were no comments.

Administer of Public Oath

The public oath was not administered since there was no public comment on the agenda.

Pending Applications

Applications #PSP-07-01 The property owners for the application are the Mid Ohio Historical Museum and Henrietta Pfeifer, located at 700 Winchester Pike. The applicant, Damon Pfeifer, requested a Preliminary Site Plan approval for a 2,640 sq. ft. wine preparation and sales building. Allan Neimayer, Planning and Zoning Administrator, explained this application was tabled at the February 12, 2007 meeting pending a possible appeal by the applicant of the Planning and Zoning Commission's denial of #CU-07-01. That appeal was not filed. Therefore, the Commission can now vote on #PSP-07-01. Mr. McCoy made a motion to approve Application #PSP-07-01. Mr. Graber seconded the motion. The motion failed unanimously.

Application #VA-07-01 The property owner, Dovel Development, located 8090 Howe Industrial Parkway, Lot 21A. The applicant, John Roush of Berry and Miller Construction is requesting a variance to Section 1185.03 and 1175.02(d)(1)(M) of the Zoning Code regarding minimum parking requirements and the location of parking spaces within setbacks. Allan Neimayer, Planning and Zoning Administrator, gave the staff report.

Mr. Christensen noted that Mr. Harper arrived at 7:09 p.m.

The commission discussed the use of the fire department needing the space to get an emergency vehicle to the site referencing the February 19, 2007 letter from Jim Holcomb, Violet Township Fire Department. Mr. Roush was present to answer questions from the Commission. Mr. Christensen administered the Public Oath to Mr. Roush.

Mr. Roush explained that the front situation is a challenge and they would like to delete the five parking spaces and remove the rear setback and push the building back.

Mr. Christensen opened the floor to public comment. There was none. Mr. Vasko made a motion to close the public hearing. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Mr. McCoy made a motion to approve application #VA-07-01 allowing the applicant a variance to the rear setback, shifting the building north by approximately 18 feet, thereby allowing for the five future parking spaces in the front (south) of the building parallel to Howe Industrial Parkway. As a result of these changes, the revised site plan shall be reviewed by the village engineer for site drainage. Mr. Harper seconded the motion. The motion passed unanimously.

Old Business

1. Discussion of proposed Zoning Code changes regarding site plans, conditional uses, amendments and the variances that were distributed at the February 2007 regular meeting. The commission discussed draft #1 of the proposed Zoning Code Amendments to Chapters 1141, 1143, 1145 and 1147:
 - ☐ Page 2 Line 10: change 'forward' to 'forwarded'.
 - ☐ Page 2 Line 31 & 33: change 'certified' to 'professional'.
 - ☐ Page 6 paragraph (f) at the top: move the minor site plan review process to its own section.
 - ☐ Page 7 paragraph (f): question whether this paragraph is already covered in the section below (1141.08).
 - ☐ Page 8 Line 13: change 'three-fourths' to 'majority vote'.

The Commission agreed to schedule a public hearing on the proposed zoning code amendments at the April 9, 2007 regular meeting.

2. Discussion on the steering committee's final draft of the Land Use Plan Update which was distributed at the February 2007 regular meeting. Mr. Neimayer asked for Commission members to e-mail him with available dates for a work session in April to discuss the land use plan update.

New Business

1. Mr. McCoy asked for an update on a vacant home on Dietz Drive and on the Marathon property on West Waterloo Street and the Davis Paint property on East Waterloo Street. Gene Hollins, Village Solicitor, gave an updated report on these three properties.
2. Mr. Harper inquired on semi-trucks parking in the parking lot at Wal-Mart. Staff will work with Mr. Hollins and the Sheriff's office on this matter.

3. Mr. Wynkoop asked about the status of Skybank at Winchester Blvd. and West Waterloo Street and the nursing home project at Thrush Drive and Groveport Road. Mr. McCoy stated that Skybank was recently bought by another banking institution. Staff will look into the dates of Skybank's final approval and when they are required to begin construction per zoning code. Similarly, staff will look into the dates for the nursing home project.

Planning and Zoning Administrator's Report

Mr. Neimayer informed the Commission that Mayor Miller has hired Chris Strayer as the new development director. Mr. Strayer will attend the April meeting to meet Commission members.

Adjournment

Mr. Vasko made a motion to adjourn this regular session of the Planning and Zoning Commission. Mr. Wynkoop seconded the motion. The motion passed unanimously.

Time Out: 8:02 p.m.

Date _____

Bill Christensen, Chairman

Mike Vasko, Secretary